

# 1997-98 SESSION COMMITTEE HEARING RECORDS

Committee Name:

*Joint Committee on  
Finance  
(JC-Fi)*

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR\_RCP\_pt01a
- 97hrAC-EdR\_RCP\_pt01b
- 97hrAC-EdR\_RCP\_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

➤

➤ Miscellaneous ... Misc

➤ 97hr\_JC-Fi\_Misc\_pt06e\_DPR

➤ Record of Comm. Proceedings ... RCP

➤

Joint Finance

16.515/14.505  
14 Day Passive  
Reviews

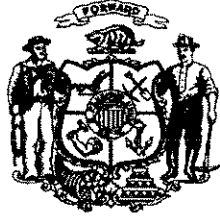
7/25/97 —  
12/4/97

Building Commission  
1H2197

# THE STATE OF WISCONSIN

SENATE CHAIR  
**BRIAN BURKE**

119 MLK, Room LL1  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-8535



ASSEMBLY CHAIR  
**JOHN GARD**

315-N Capitol  
P.O. Box 8952  
Madison, WI 53708-8952  
Phone: (608) 266-2343

## JOINT COMMITTEE ON FINANCE

November 24, 1997

Secretary Robert Brandherm  
State of Wisconsin Building Commission  
101 East Wilson Street  
P.O. Box 7866  
Madison, WI 53707

Dear Secretary Brandherm:

We are writing to inform you that the members of the Joint Committee on Finance have reviewed your request dated November 5, 1997, pursuant to s. 13.48(14)(d)(4), Stats., concerning the sale of the Department of Corrections Hoffman Hall Pool/Gym at Prairie du Chien to the City of Prairie du Chien.

No objections to this request have been raised. Accordingly, the request is approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Burke".

BRIAN BURKE  
Senate Chair

A handwritten signature in black ink, appearing to read "John G. Gard".

JOHN GARD  
Assembly Chair

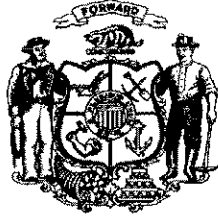
cc: Members, Joint Committee on Finance  
Secretary Sullivan, Department of Corrections  
Robert Lang, Legislative Fiscal Bureau  
Jay Huemmer, Department of Administration

BB:JG:dh

# THE STATE OF WISCONSIN

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## JOINT COMMITTEE ON FINANCE

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Brian Burke  
Representative John Gard  
Co-Chairs, Joint Committee on Finance

Date: November 5, 1997

Re: 14 Day Passive Review of a Proposal for the Sale of Surplus Property

Attached please find a copy of a proposal from Secretary Brandherm concerning the sale of the Department of Corrections Hoffman Hall Pool/Gym complex in Prairie du Chien to the City of Prairie du Chien for the price of \$300,000. Pursuant to s. 13.48(14)(d)(4), Stats., the Building Commission is required to notify the Joint Committee on Finance of its intention to sell or transfer a parcel of surplus land having a fair market value of at least \$20,000.

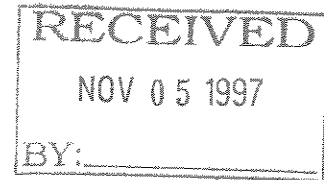
Please review the attached materials and notify **Senator Burke** or **Representative Gard** no later than **Friday, November 21, 1997**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

BB:JG:jc



**State of Wisconsin** \ BUILDING COMMISSION



Tommy G. Thompson  
Governor

Robert N. Brandherm  
Secretary

101 E. WILSON ST.  
P.O. BOX 7866  
MADISON, WISCONSIN 53707

November 5, 1997

The Honorable Brian Burke, Chair  
The Joint Committee on Finance  
107 South State Capitol  
Madison, WI 53702

The Honorable John Gard, Chair  
The Joint Committee on Finance  
107 South State Capitol  
Madison, WI 53702

Dear Senator Burke and Representative Gard:

RE: Sale of Surplus Property  
Hoffman Hall Pool/Gym Complex – Prairie du Chien Correctional

This request is submitted as required by s. 13.48(14)(d)(4) as a notification of the intent to sell the Department of Corrections Hoffman Hall Pool/Gym complex at Prairie du Chien to the City of Prairie du Chien at the price of \$300,000. The appraisal established its value between \$267,000 and \$329,000. We believe the option price to be representative of the value of the property.

The property is surplus to the needs of the Department of Corrections. The property is located at the new correctional institution outside the secured perimeter at the southwest corner of the property. The City of Prairie du Chien has been leasing the property from the Department of Corrections since October 1996. They have agreed, subject to city council approval, to purchase the facility for \$300,000 under a five-year land contract.

The Building Commission approved this request on Wednesday October 28, 1997. A copy of the agency request is attached for additional background information.

We understand that s. 13.48(14)(d)(4) provides 14 working days for review by the Joint Committee on Finance and would appreciate a letter approving the sale or scheduling a hearing on this matter so that, if approved, the department and the City of Prairie du Chien can proceed with the closing. Please feel free to call me at 266-1031 if you have any questions regarding this transaction.

Sincerely,

Robert N. Brandherm  
Secretary

DRW:RNB:amm

Attachment

cc: Robert Lang, Legislative Fiscal Bureau

**AGENCY REQUEST FOR  
BUILDING COMMISSION ACTION  
OCTOBER 1997**

**AGENCY/INSTITUTION:**

**DEPARTMENT OF ADMINISTRATION FOR THE DEPARTMENT OF CORRECTIONS**

**REQUEST:**

Approval to sell the property known as the Department of Corrections Hoffman Hall Pool/Gym Complex in Prairie du Chien, Wisconsin, which is surplus to the needs of the Department. The property would be sold to the City of Prairie du Chien at a cost of \$300,000 pending the approval by the city council and Joint Committee on Finance. This property is located at the new correctional institution outside the secured perimeter at the southwest corner of the property. The City of Prairie du Chien has been leasing the Hoffman Hall facility from the Department of Corrections since October 1996.

**PROJECT DESCRIPTION:**

Hoffman Hall was constructed in 1962. The building consists of approximately 40,000 GSF. The building includes a large varsity gymnasium with bleachers, staff offices, lobby, small concession area, locker rooms, wrestling room, weight room, and an indoor pool with tiered seating.

The 1995-97 State of Wisconsin Budget Act approved the purchase of the Wisconsin Evangelical Lutheran Synod School and the construction of a 200-300 bed Secured Correctional Institution at a cost of \$10,000,000, which included \$2.5 million for the purchase of the school. The school grounds cover approximately 60 acres with the buildings containing over 360,000 GSF of space. The institution consists of an administration/classroom building, kitchen/dining facility, music hall, 3 multi-story dormitories, church, 2 gymnasiums, indoor pool, maintenance buildings and a heating plant. The institution was designed to not incorporate Hoffman Hall, which contains the second gymnasium and the indoor pool.

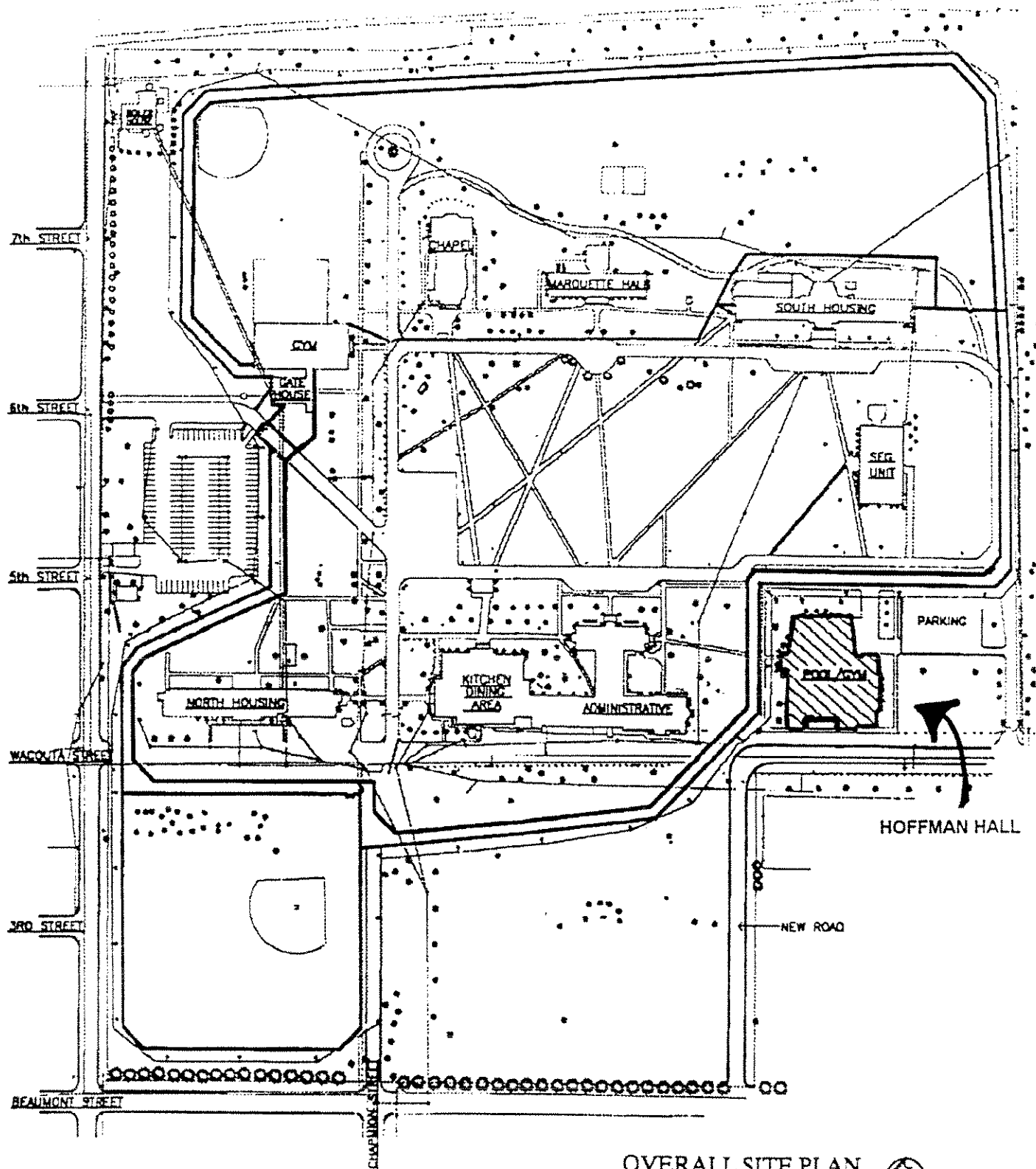
In July of 1997 the state contracted with an independent appraiser to evaluate the value of Hoffman Hall with market and cost replacement approach. The result of this appraisal was that the building, the surface parking lot, and adjacent land (approximately 3 acres) outside the secured perimeter of the correctional center is valued between \$267,000-\$329,000. The City of Prairie du Chien has agreed, subject to city council approval, to purchase the facility for \$300,000 under a five year Land Contract.

**PREVIOUS BUILDING COMMISSION ACTION:**

June 21, 1995. Approved a) authority to purchase former MLS Prep School at \$2,500,000; b) release of \$370,000 BTF-Planning to prepare plans and specs for conversion; and c) authority to construct the conversion at \$10,000,000 1995-97 General Fund Supported Borrowing, contingent upon approval of the 1995-97 budget.

April 18, 1996. Increase in Budget – Approved increase of \$1,500,000 for revised total project cost of \$11,500,000 (\$10,000,000 GFSB and \$1,500,000 Department of Corrections Residual Borrowing Authority).

September 17, 1997. Second Perimeter Fence – Approved construction at \$410,000 Statewide contingency funds.



OVERALL SITE PLAN



PRAIRIE DU CHIEN CORRECTIONAL CENTER